

Peter David

Properties Ltd

Residential Sales and Lettings



18 Wakefield Road

Halifax, HX3 8AA

£175,000

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Hipperholme, Halifax, HX3 8AA

£175,000



Nestled on Wakefield Road in the charming area of Hipperholme, this delightful semi-detached house presents an excellent opportunity for first-time buyers or growing families. The property boasts a spacious open-plan living area, perfect for both relaxation and entertaining, enhanced by new carpets that add a touch of modern comfort.

With two generously sized double bedrooms, this home offers ample space for rest and rejuvenation. The warm and inviting colour scheme throughout creates a homely atmosphere, making it easy to envision your life here. The property is set on a well-sized plot, featuring gardens to the front, side, and rear, providing plenty of outdoor space for children to play or for hosting summer gatherings.

Conveniently located within walking distance of local amenities and transport links, this home ensures that everything you need is just a short stroll away. With no onward chain, this property is even more appealing, allowing for a smooth and swift transition into your new home.

In summary, this well-presented semi-detached house on Wakefield Road is a fantastic find, combining comfort, space, and a prime location. Don't miss the chance to make this lovely property your own.

Entrance Hallway

Leading in from the front and the side of the home, the entrance hall provides space for coats and shoes on arrival as well as having a handy understairs storage cupboard and the house alarm panel.

Open Plan Living Dining Kitchen Space

With an open plan layout bringing in plenty of natural light from the front, rear and side of the home, the room has three distinct zones with a living space overlooking the front aspect and a feature electric fireplace as the focal point. Wall mounted lighting adds further points of interest and the room then opens into the dining space to the rear of the home. With patio doors overlooking the rear of the garden and built in storage to the alcoves, the dining room offers a flexible and spacious area to entertain. The kitchen has cream base and wall units, an oven and hob as well as a stainless steel sink, with room for a washing machine and fridge.

Bedroom One

A double bedroom overlooking the front aspect with plenty of space for bedroom furniture. With a beige carpet and magnolia colour scheme, as well as a built in storage cupboard.

Bedroom Two

A double bedroom to the rear aspect with views over the rear garden and surrounding landscape. With red carpet and a feature wallpaper wall.

Bathroom

A well sized bathroom with a bath tub, over bath shower, hand basin and w/c. The bathroom is part tiled with a white colour scheme and ceiling spotlights.

External

Set within a large plot, the property has gardens to the front, side and rear with two pathways leading up to the home. A landscaped gravelled courtyard is at the front of the home. A patio and storage shed are to

the side, and a lawn and raised patio are located to the rear

Directions

For Satnav please use the postcode HX3 8AA

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you,

please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map



Floor Plan

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Lounge

10'10" x 11'2"

K / Diner

17'9" x 11'6"

C

B1

17'9" x 11'2"

B2

10'6" x 11'6"

Bath

7'3" x 7'9"

C

HX38AA

Internal - 821ft²

This floor plan has been created for illustrative purposes only.

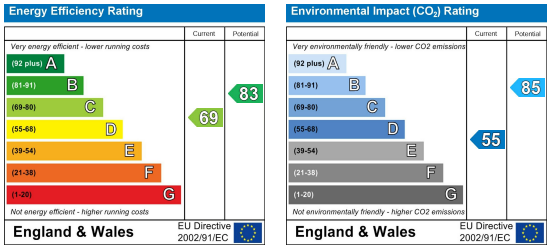
Measurements/dimensions are approximate and layout should only be used for guidance.

Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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